



TOWNSHIP OF ROCHELLE PARK PLANNING BOARD
151 WEST PASSAIC STREET
ROCHELLE PARK, NJ 07662

October 24, 2013

MINUTES

- **CALL TO ORDER:**
- **PLEDGE OF ALLIGANCE:**
- **ROLL CALL:**
- Present: M. Collins, M. Den Bleyker, Chairman Kaniewski, Committeeman Kazimir, Dave Kingma, C. Mueller, H. Mullen, Mr. Viola, Chief Emeritus Zavinsky
- Absent:
- **APPROVAL OF SEPTEMBER 2013 MINUTES**

Motion to Approve C. Muller Seconded: S. Viola
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Mr. Viola, Chief Emeritus Zavinsky

Not Approved:
Abstain: Committeeman Kazimir
Absent:

- **MEMORIALIZATIONS**

Torrino's Pizza

Motion to Approve C. Muller Seconded: S. Viola
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Mr. Viola,

Not Approved:
Abstain: Committeeman Kazimir, Chief Emeritus Zavinsky
Absent:

Kids Craft LLC.

Motion to Approve S. Viola Seconded: H. Mullen
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Mr. Viola

Not Approved:
Abstain: Committeeman Kazimir, Chief Emeritus Zavinsky
Absent:

EDI Business Systems

Motion to Approve M. Den Bleyker Seconded: C. Mueller
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:
Abstain: Committeeman Kazimir, S. Viola
Absent:

Herun Trading Group USA

Motion to Approve C. Mueller Seconded: M. Den Bleyker
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:
Abstain: Committeeman Kazimir, S. Viola
Absent:



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High Tech Nerds LLC

Motion to Approve

C. Mueller

Seconded:

H. Mullen

Approved with corrections:

M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:

Abstain: Committeeman Kazimir, S. Viola

Absent:

In Group Inc.

Motion to Approve

M. Den Bleyker

Seconded:

S. Viola

Approved with corrections:

M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:

Abstain: Committeeman Kazimir, S. Viola

Absent:

Polaris 101 Corp

Motion to Approve

S. Viola

Seconded:

C. Muller

Approved with corrections:

M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:

Abstain: Committeeman Kazimir, S. Viola

Absent:

Vanderley Financial

Motion to Approve

C. Muller

Seconded:

S. Viola

Approved with corrections:

M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:

Abstain: Committeeman Kazimir, Sal Viola

Absent:

• BUILDING AND LAND USE APPLICATIONS:

PB_SPCMTG_10_2013

Kastle Financial Group

340 West Passaic Street

Rochelle Park, NJ 07662

Zone A Block 1.02, Lot 7.01

(Reaffirm testimony – deliver notification)

Applicant: AXEL ROLANDO BONILLA

The applicant originally appeared before the Rochelle Park Planning Board On October 3, 2013 seeking a Minor Site Plan Tenant review to operate a Loan Modification Business at the above address. Axel Bonilla, the Applicant, and was re-sworn and testified that he will be using the office at the above address as loan modification business. The office is 1100 sf. and will employ 2 people and there is one assigned parking space. The hours of operation will be 9:30 a.m. to 5:30 p.m. Monday through Friday. The office is for employee use only and no customers will be visiting the premises.



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Additionally, there will be no alterations other than the landlord will be painting and installing new carpeting.

The Board voted to approve this application with all conditions set forth in the resolution.

Motion to Approve R. Zavinsky Seconded: C. Mueller
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Dave Kingma, C. Mueller, H. Mullen, Chief Emeritus Zavinsky

Not Approved:

Abstain: Committeeman Kazimir, Sal Viola

Absent:

PB_2013_10_01

ForgeFitness LLC. DBA Cross Fit GSP

48 Overlook Ave.

Rochelle Park, NJ 07662

Zone A Block 90 Lot 4

Attorney: Thomas H. Bruinooge, Esq

Applicant: Darren Simpson a co-owner of CrossFit GSP and Managing Member of Forge Fitness, LLC

Mr. Simpson testified that he intends to operate Cross-fitness instruction facility located at the above address. The Applicant has structured the business so that there will be approximately 20 customers per hour in 60 minute classes, with a 15 minute break in between. The hours of operation of the gym will be 5:30 a.m. to 8:30 a.m. Monday through Friday. 9:30 a.m. to 2:30 p.m. on Saturday. 10:00 a.m. to 2:00 p.m. on Sunday with 12 employees on site and all trainers are certified. The Applicant also testified that there will be no exterior changes to the building and confirmed that there is adequate parking on site. The interior changes to the building will consist of changes to the locker room area and painting. Mr. Simpson also testified that he will sell protein shakes and juices.

Carlo Fingiuela, A.I.A, a licensed Architect was sworn and testified that the subject premises is 9,923 square feet, consisting of a ground floor which is 7,019 square feet and a 2nd floor/mezzanine which is 2,904 square feet. It was the opinion of the witness that the proposed structure does not alter the existing building and is code compliant. It was the further opinion of the witness that the proposed structure will pose no threat to the health and safety of the public. The building will be handicap compliant. The hearing was open to the public. Jose Vorsina, residing at 117 James Street, Rochelle Park, New Jersey was sworn and inquired of the witness whether there would be a fire suppression system? The witness testified that he observed fire extinguishers at the building and there are two means of egress.

The Board voted to approve this application with all conditions set forth in the resolution.

Motion to Approve H. Mullen Seconded: S. Viola
Approved with corrections: M. Collins, M. Den Bleyker, Chairman Kaniewski, Committeeman Kazimir, Dave Kingma, C. Mueller, H. Mullen, Sal Viola, Chief Emeritus Zavinsky

Not Approved:

Abstain:

Absent:



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MINUTES

PB_2013_10_02
NU Count CPA, PA
365 West Passaic Street
Zone B Block 103.01 Lot 1.02

Motion to Approve		Seconded:	
Approve:			
Not Approved:			
Abstain:			
Absent:			

PB_2013_10_03
JL Health and Wellness Center
175 Route 17 South
Rochelle Park, NJ 07662
Zone BA1 Block 43.01 Lot 263

Motion to Approve		Seconded:	
Approve:			
Not Approved:			
Abstain:			
Absent:			

PB_2013_10_04
Happy Carwash and Detail
223 Route 17 South
Rochelle Park, NJ
Zone A Block 51.02 lot 5.02

Motion to Approve		Seconded:	
Approve:			
Not Approved:			
Abstain:			
Absent:			

-
- LEGAL – Email from Mr. Galina
- OTHER

Handyman 4 U 139 Rochelle Avenue Rochelle Park, NJ 07662 Zone AH2 Block 59 Lot 1

- PUBLIC:
- ADJOURNMENT: